



OFFICE OF THE
PLANNING BOARD
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-8893
planning@dunstable-ma.gov

Planning Board Minutes Monday, December 16, 2019

Approved: January 6, 2020

Chair Joan Simmons at 7:30pm, called the meeting to order.

Members present: Jeff Pallis, George Basbanes, Joe VLcek and Town Engineers Jeff Rider and Pat Flaherty (Chapman Street project)

Member absent: Henry Fontaine

Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Bond Discussion – Conditions of Approval and Building Permits - Borrego Solar Systems Inc. – Solar Projects – Blodgett Street/Pleasant Street - Ryan Bailey

Ryan Bailey attended the meeting to discuss decommissioning bonds and Conditions of Approval for the two solar projects. Town Engineer Jeff Rider worked with Mr. Bailey over the past month reviewing and revising the bonds. When asked if Jeff approved of the final bond amounts, he replied that due to the current interpretation of the Zoning Bylaw for decommissioning price increases, he was. The Board then launched into a discussion about amending the Zoning Bylaw with regard to the 25% bond increase for inflation. Jeff said that the Town Administrator and Town Counsel are presently working on revising that section of the Zoning Bylaw. Jeff also said that Borrego met the Conditions of Approval for both the Blodgett Street and Pleasant Street sites. Joe made a motion that since conditions were met, a decommissioning bond of \$648,799 for the Blodgett Street project is approved. George 2nd the motion. – Motion passed unanimously. Joe then made a motion that since conditions were met, a decommissioning bond of \$527,670 for the Pleasant Street project is approved. George 2nd the motion. – Motion passed unanimously. The Chair signed the two building permits, which will be held until the Administrative Assistant receives the surety bonds.

Meeting Minutes – November 18, 2019

Joe made a motion to approve the minutes of the November 18 meeting, as submitted. George 2nd the motion. – Motion passed unanimously.

Chapman Street Request for Road Acceptance and Maintenance Bond

Mark White attended the meeting to discuss road acceptance for the May Annual Town Meeting and the posting of a maintenance bond for this winter. Mr. White sent a letter dated November 1, 2019, as-built and legal description to the Planning Board stating that the roadway is complete. The Board asked Pat Flaherty if he reviewed the plan and legal description to insure construction was completed in accordance with the approved subdivision plan. Pat said that after visiting the site, he advised Mr. White that the as-built needed revising, however, he does not think that the Board should hold up the setting of a maintenance bond amount. Items missing include street sign labeled, stop sign marked out, two culverts should be shown on the profile, easements shown for the access on lots 5 & 6 and the culvert on lot 6 should be drawn in. The Board agreed that once the as-built plan is revised, they would recommend road acceptance to the Board of Road Commissioners.



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Final As-Built Plan – River's Edge Estates in Dunstable, MA - Chapman Street Plans and Profile – December 20, 2019 – by Stamski and McNary, Inc.

Mr. White submitted a letter dated November 26, 2019 suggesting the Town accept a \$30,000 maintenance bond for Chapman Street until the roadway is accepted. He further requested that the \$30,000 come from the \$105,000 that the Town is holding. George made a motion recommending a \$30,000 bond be held until Chapman Street is accepted as a town way (the bond will come out of the \$105,000 the Town is currently holding with approximately \$75,000 returning to AWMW, LLC once the Board receives a letter from Pat Flaherty that the as-built has been revised). Joe 2nd the motion. – Motion passed unanimously.

102 High Street – Thomas Emery – Question on Subdividing the Property

Mr. Emery explained that back in 1994, he looked into ways to subdivide his property. In September of 1994, he received approval to create one backland lot through the ANR process, however, decided not to file the plan at the Registry of Deeds. He has come before the Board for an opinion on subdividing the property into two backland lots that would have the required frontage on High Street but use his current driveway as access to the properties. During the discussion, Mr. Emery asked the Board for an explanation of Section 11.3.2. He contacted Jeff Hannaford from Norse Design Services who believes that the section has something to do with radius for emergency vehicles to access the lots. Mr. Emery will work with Mr. Hannaford on an ANR plan to submit to the Board for approval.

Bills and Payroll

The Chair signed one invoice for ink and the payroll.

Campaign Finance Reports

Members reviewed and signed the end of the year Campaign Finance Reports

Notice of Intent to Sell Chapter 61 Land – Cover – 104 Main Street

The Administrative Assistant told members that the Board of Selectmen voted not to match the offer of \$800,000 for 104 Main Street.

2019 Annual Report

Joe believes there were more than two Special Permit hearings/continuations. Other than checking on that, the Board approved the report.

Extension of Special Permit for 384 Forest Street - Butler

George made a motion to extend the Special Permit for 384 Forest Street for one year expiring on April 30, 2021. Joe 2nd the motion. – Motion passed unanimously.



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Additional Topics Discussed Not Noted on the Agenda

91 River Street – Sunpower Solar

Joan discussed last week's meeting with Sunpower for proposed installation of solar panels at 91 River Street, property owned by the Town. Sunpower will be submitting a Special Permit application in January.

Joe made a motion to close the meeting at 8:32pm. George seconded the motion. – Motion passed unanimously. The next meeting of the Planning Board will be held on Monday, January 6, 2020.

Respectfully submitted,

Cheryl A. Mann
Administrative Assistant
Dunstable Planning Board